

066.A

0007

0053.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

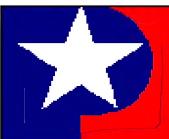
577,900 / 577,900

USE VALUE:

577,900 / 577,900

ASSESSED:

577,900 / 577,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: PATEL CHIRAG

Owner 2:

Owner 3:

Street 1: 53 SUMMER STREET UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ANDERSON HELENA PARK/ TRUSTEE -

Owner 2: ANDERSON BRIAN S/ TRUSTEE -

Street 1: 53 SUMMER STREETY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1954, having primarily Vinyl Exterior and 1991 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7857										G8	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	577,900			577,900		281323
							GIS Ref
							GIS Ref
							Insp Date
							07/30/18

PREVIOUS ASSESSMENT								Parcel ID	066.A-0007-0053.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	577,900	0	.	.	577,900		Year end	12/23/2021
2021	102	FV	560,800	0	.	.	560,800		Year End Roll	12/10/2020
2020	102	FV	552,200	0	.	.	552,200	552,200	Year End Roll	12/18/2019
2019	102	FV	492,900	0	.	.	492,900	492,900	Year End Roll	1/3/2019
2018	102	FV	435,600	0	.	.	435,600	435,600	Year End Roll	12/20/2017
2017	102	FV	396,900	0	.	.	396,900	396,900	Year End Roll	1/3/2017
2016	102	FV	396,900	0	.	.	396,900	396,900	Year End	1/4/2016
2015	102	FV	366,600	0	.	.	366,600	366,600	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
ANDERSON HELENA	65749-475		7/17/2015		399,000	No	No			15446
PARK HELENA & A	58592-456		3/1/2012	Convenience		1	No	No		PRINT
LGL LLC	47461-321		5/17/2006		352,500	No	No			Date Time

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/1/2010	135	New Wind	10,000					INSULATE EXTERIOR	7/30/2018	Measured	DGM	D Mann					
									4/26/2007	External Ins	BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1A - 1 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 5	BRs: 2	Baths: 1 HB

UnSketched SubAreas:
GLA: 1991,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1954
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYS COND**

Phys Cond: GD - Good

18.

%

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

18.6

%

CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.17737317

Const Adj.: 0.99742496

Adj \$ / SQ: 358.174

Other Features: 75750

Grade Factor: 1.00

NBHD Inf: 0.89999998

NBHD Mod:

LUC Factor: 1.00

Adj Total: 709987

Depreciation: 132058

Depreciated Total: 577930

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: 1.00 Before Depr: 322.36

Special Features: 0 Val/Su Net: 290.26

Final Total: 577900 Val/Su SzAd 290.26

SKETCH**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	5	2	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	1,991	358.170	713,125					
Size Ad	1991	Gross Area	1991	FinArea	1991				
Net Sketched Area:	1,991	Total:	713,125						

IMAGE**MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID 066.A-0007-0053.2

More: N

Total Yard Items:

Total Special Features:

Total:

AssessPro Patriot Properties, Inc